

test PDF Combine only

Type: 15 - Old Style			
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1910	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:	4	- Carpet	50 %
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath:	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl: 1	Rating:	Average
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.4%
Functional:		
Economic:		
Special:		
Override:		
	Total:	26.4%

CALC SUMMARY

Basic \$ / SQ:	135.00
Size Adj.:	1.11749768
Const Adj.:	0.99495000
Adj \$ / SQ:	150.100
Other Features:	95000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	499799
Depreciation:	131947
Depreciated Total:	367852

COMMENTS

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 9			BRs: 5				Baths: 2			HB 1	

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

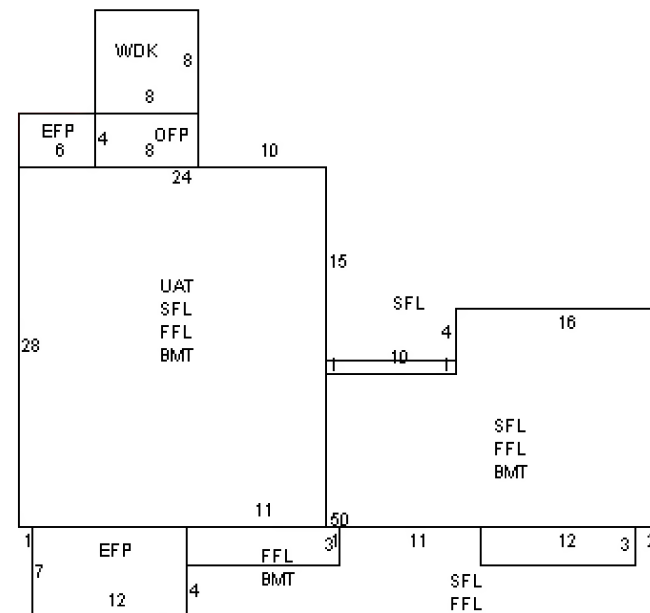
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	150.10	
Special Features:	0	Val/Su Net:	98.95	
Final Total:	367900	Val/Su SzAd	163.80	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	1,136	150.100	170,510	
SFL	Second Floor	1,110	150.100	166,610	
BMT	Basement	1,100	45.030	49,533	
UAT	Upper Attic	168	60.040	10,087	
EPF	Enclos Porch	108	52.170	5,634	
WDK	Deck	64	15.920	1,019	
OPF	Open Porch	32	43.780	1,401	
Net Sketched Area:		3,718	Total:	404,794	
Size Ad	2246	Gross Area	4222	FinArea	2246

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
4					
1					
3					
7					
4					
9					
1					
9					
6					

IMAGE



PROPERTY LOCATION

No	Alt No	Direction/Street/City
133		CRESCENT HILL AVE, ARLINGTON

OWNERSHIP

Owner 1:	MAYER BRUCE & LESLIE
Owner 2:	
Owner 3:	
Street 1:	133 CRESCENT HILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .234 Sq. Ft. of land mainly classified as Multi-House with a Old Style Building built about 1910, having primarily Wood Shingle Exterior and 2246 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type
109	Multi-House		0	0	Sq. Ft.	Site

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
109	0.000	367,900			367,900
Total Card	0.000	367,900			367,900
Total Parcel	0.234	525,100		508,200	1,033,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:	163.80	/Parcel:	333.13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/10/2018	MEAS&NOTICE	PH	Patrick H
3/5/2009	Measured	372	PATRIOT
1/24/2000	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA

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Type: 15 - Old Style			
Sty Ht:	2A	- 2 Sty +Attic	
(Liv) Units:	1	Total:	2
Foundation:	3	- BrickorStone	
Frame:	1	- Wood	
Prime Wall:	1	- Wood Shingle	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1910	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicdt:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	3	- Hardwood	
Sec Floors:	4	- Carpet	50 %
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:			
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath:	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl: 1	Rating:	Average
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.9%
Functional:		9%
Economic:		9%
Special:		9%
Override:		9%
	Total:	26.4%

CALC SUMMARY

Basic \$ / SQ:	135.00
Size Adj.:	1.11749768
Const Adj.:	0.99495000
Adj \$ / SQ:	150.100
Other Features:	95000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	499799
Depreciation:	131947
Depreciated Total:	367852

COMMENTS

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 9			BRs: 5			Baths: 2			HB 1		

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

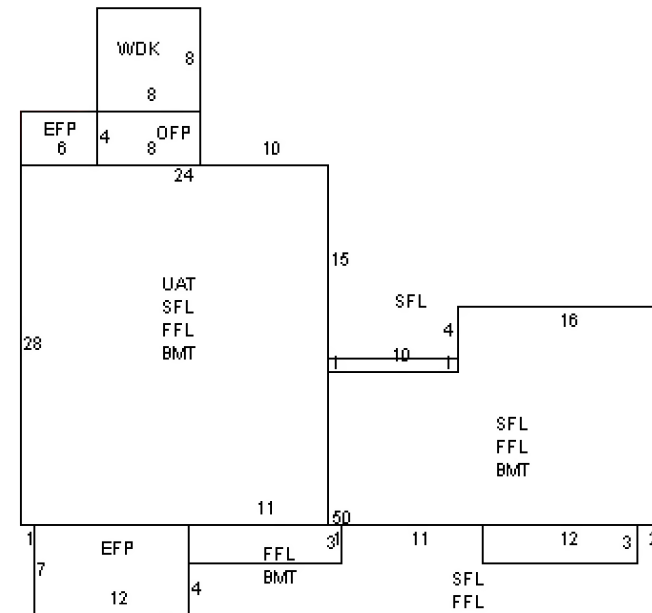
RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		9	5	
Totals				
1		9	5	

COMPARABLE SALES

[illegible]

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	1,136	150.100	170,510	
SFL	Second Floor	1,110	150.100	166,610	
BMT	Basement	1,100	45.030	49,533	
UAT	Upper Attic	168	60.040	10,087	
EPF	Enclos Porch	108	52.170	5,634	
WDK	Deck	64	15.920	1,019	
OPF	Open Porch	32	43.780	1,401	
Net Sketched Area:		3,718	Total:	404,794	
Size Ad	2246	Gross Area	4222	FinArea	2246

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
4					
1					
3					
7					
4					
9					
1					
9					
6					

IMAGE



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Type: 15 - Old Style			
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade: C- - Average. (-)	
Year Blt: 1923	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath 1	Rating:	Average
A Bath:	Rating:	
3/4 Bath:	Rating:	
A 3QBth	Rating:	
1/2 Bath:	Rating:	
A HBth:	Rating:	
OthrFix:	Rating:	

OTHER FEATURES

Kits: 1	Rating:	Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.9%
Functional:		0%
Economic:		0%
Special:		0%
Override:		0%
	Total:	26.4%

CALC SUMMARY

Basic \$ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj \$ / SQ:	180.428
Other Features:	58500
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	213572
Depreciation:	56383
Depreciated Total:	157189

COMMENTS

[illegible]

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RMs: 3			BRs: 1			Baths: 1			HB		

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	
Totals			
1	3	1	

COMPARABLE SALES

[illegible]

SKETCH

21	4	8
	7	STG
TQS FFL BMT	21	FFL
	14	
	4	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	525	180.430	94,72	
BMT	Basement	441	54.130	23,87	
TQS	3/4 Story	331	180.430	59,67	
STG	Storage	56	9.480	53	
Net Sketched Area:		1,353	Total:	178,80	
Size Ad	855.75	Gross Area	1463	FinArea	85

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
4						
1						
6						
1						
2						
6						

IMAGE



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Type: 15 - Old Style			
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade: C- - Average. (-)	
Year Blt: 1923	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2	- Plaster	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:			%
Bsmnt Flr:	12	- Concrete	
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	2	- Gas	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

SPEC FEATURES/YARD ITEMS

[illegible]

BATH FEATURES

Full Bath 1	Rating:	Average
A Bath:	Rating:	
3/4 Bath:	Rating:	
A 3QBth	Rating:	
1/2 Bath:	Rating:	
A HBth:	Rating:	
OthrFix:	Rating:	

OTHER FEATURES

Kits: 1	Rating:	Good
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.0
Functional:		
Economic:		
Special:		
Override:		
	Total:	26.4

CALC SUMMARY

Basic \$ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj \$ / SQ:	180.428
Other Features:	58500
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	213572
Depreciation:	56383
Depreciated Total:	157189

COMMENTS

[illegible]

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 3			BRs: 1			Baths: 1			HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	
Totals			
1	3	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	162.38	
Special Features:	0	Val/Su Net:	116.19	
Final Total:	157200	Val/Su SzAd	183.70	

SKETCH

21	4	8
		7
		STG
TQS FFL BMT	21	FFL
		14
	4	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	525	180.430	94,72	
BMT	Basement	441	54.130	23,87	
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Size Ad	855.75	Gross Area	1463	FinArea	85

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
4						
1						
6						
1						
2						
6						

IMAGE



AssessPro Patriot Properties, Inc